



Higham Estate Agents



61 Ullswater Road

Astley, Tyldesley, M29 7AQ

Offers over £300,000

HIGHAM ESTATE AGENTS proudly present for sale an extended semi-detached property nestled in the heart of Astley. This property offers spacious living areas, including four generously sized bedrooms, a sitting room, dining room, sun room, extended kitchen, garage, and a large rear garden, making it an ideal residence for families. Situated close to exceptional schools, local dining spots, and convenient transport links such as the A580 and the Guided Busway to Manchester, this home is perfect for a wide range of potential buyers.

The property includes an entrance porch that leads to a spacious sitting room. An open arch way connect the sitting room to the dining room, which opens up to a sun room with patio doors to the rear garden. The modern kitchen, accessible from the dining room, features a range of wall and base units, complimentary splash back tiling, a fitted oven, grill, hob, integrated dishwasher, waste disposal unit and space for additional appliances. An internal hallway from the sitting room leads to the downstairs WC and stairs to the first floor. Upstairs, there are two large double bedrooms, two additional good-sized bedrooms, and a modern bathroom with an over-bath shower. Outside, the property boasts a spacious driveway at the front leading to an integral garage, offering additional storage and utility space. There is also potential to convert this into a usable living area, as seen in neighboring properties. In the back, a sizable garden features a block paved patio area with raised steps leading to internal doors and a large artificial lawn.

In addition, this freehold property is connected to all mains services and features UPVC double glazing and gas central heating.

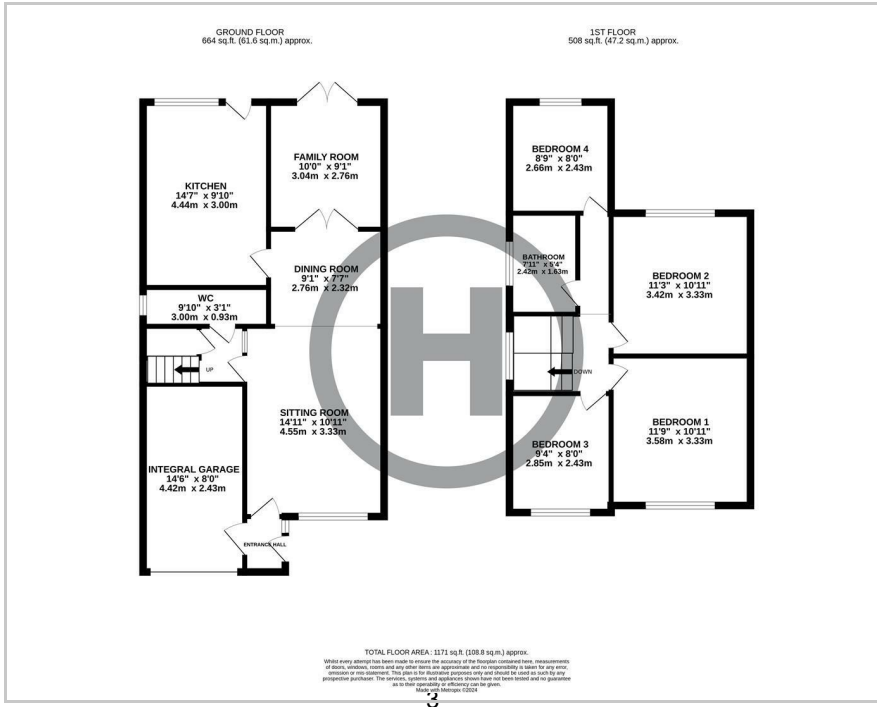
- Four Bedroom Semi Detached
- Extended to Rear
- Three Reception Areas
- Driveway & Garage
- Large Rear Garden
- Prime Astley Location
- Council Tax Band C
- Freehold

Viewing

Please contact us on 01942 889080 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
67		80
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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